



GRASSROOTS
REALTY GROUP

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239 2 Street E
Brooks, Alberta

MLS # A2341909



\$389,500

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-HD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Quartz Counters, Track Lighting		

Inclusions: Fridge, Gas Range, Microwave Hood Fan, Dishwasher, Washer/Dryer, Fridge Downstairs, Ceiling Fan Remotes, TV Wall Mounts, Garage Door Openers, Blinds, Electric Fireplace.

Welcome to this beautifully updated 1,036 sq. ft. bungalow offering 4 bedrooms, 2 bathrooms and plenty of space inside and out. The main floor features a newly renovated kitchen with white cabinetry, quartz countertops, a gas stove, new fridge and dishwasher, and a new microwave range hood. Grey vinyl plank flooring flows throughout, while the adjoining dining area features a built-in china cabinet. The bright living room is finished with an electric fireplace, creating a comfortable space to relax. The main-floor bathroom has been refreshed with paint and tile and features a deep tub/shower combination along with plenty of storage. Two bedrooms, convenient main-floor laundry and an enclosed, insulated back porch complete the main level. Downstairs, the fully finished basement offers a large family room with enough space for multiple uses, along with a dry bar and built-in storage. Two additional bedrooms each feature walk-in closets, while the second bathroom includes a tiled shower. Outside, you'll find a heated double detached garage with plenty of storage, plus a separate workshop with shelving and an additional storage shed. Underground sprinklers make yard maintenance easier, while the metal roof adds another practical feature to the property. Located downtown, this home is close to the JBS Canada Centre, shopping, schools, the hospital and other amenities. With many of the updates already completed, this home is ready for its next owner to move in and enjoy.